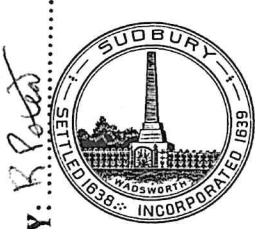


RECEIVED
AUG 30 2024



Town of Sudbury Community Preservation Committee

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

cpc@sudbury.ma.us

www.sudbury.ma.us/cpc

PROJECT SUBMISSION FORM

Applicant: Sandra R. Duran, Combined Facility Director, Town of Sudbury Facility Department

Submission Date:

08/30/2024

Group or Committee Affiliation (if any): Historic Commission

Applicant Address: 299 Old Sudbury Road
Sudbury, MA 01776

Purpose (please select all that apply):

- Open Space & Recreation
- Community Housing
- Historic Resource

Applicant Email: DuranS@Sudbury.ma.us

Applicant Phone: 978-405-4753

Project Manager Email: DuranS@Sudbury.ma.us

Project Manager Phone: 978-405-4753

Project Name: Hosmer House Historic Wood Roof Installation Project

Project Description: The Hosmer House, built in 1793 and bequeathed to the Town of Sudbury in 1959 currently has a failing 32+ and 22+ year old non-historic three tab asphalt roof system that is at its end of life. This CPC funding request is to remove the asphalt roof from the structure in its entirety and replace it with an historically correct cedar shingle roof assembly which will include water barriers, roof insulation, copper flashing, copper drip edge, copper gutters and copper downspouts. This request will also include the re pointing of the chimneys as needed to provide a watertight roofing system with a five percent (5%) contingency. Pricing is valid as of August 2024.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2025	\$367,877	\$386,000	
2026			
2027			
2028			
2029			
Total			

How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects (see attached)?

This funding request is consistent with the Master Plan. The outcome of this project will preserve an important historic building in Town Center and will also restore the roof to an historically appropriate wood shingle roof.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

Historic Districts Commission and the Historical Commission

For Community Preservation Committee Use:

Form Received On: 8-30-24

Project Presented to CPC On: _____

Reviewed By: R. Potter

Determination: _____

CPC Project Description for Historic Wood Roof Restoration August 30.2024

The Hosmer House, built in 1793 and bequeathed to the Town of Sudbury in 1959 currently has a failing 32+ and 22+ year old non-historic three-tab asphalt roof system that is at its end of life. This CPC funding request is to remove the asphalt roof from the structure in its entirety and replace it with an historically correct cedar shingle roof assembly which will include water barriers, roof insulation, copper flashing, copper drip edge, copper gutters and copper downspouts. This request will also include the re pointing of the chimneys as needed to provide a watertight roofing system with a five percent (5%) contingency. Pricing is valid as of August 2024.

SOCOTEC

SOCOTEC AE Consulting, LLC

75 Hood Park Drive, Suite 300, Charlestown Massachusetts 02129 tel 781.273.1537 fax 781.241.9745 www.socotec.com

DESIGN DEVELOPMENT SUBMISSION ESTIMATED CONSTRUCTION COST

Project:	Roof Replacement Project Hosmer House 299 Old Sudbury Road Sudbury, Massachusetts	Sheet 1 of 1
		Date 8/21/2024
SOCOTEC Project No: AE235284		

	Description	Materials & Labor			Total
		Qty	Units	Unit Cost	
Construction Cost Estimate					
CSI DIVISION					
01 General Requirements					
	Permits (Waived by Town)		0%		\$0
	General Conditions		5%		\$13,475
	Mobilization		5%		\$13,475
	Overhead & Profit		20%		\$53,901
				Division 01 Sub Total	\$80,852
02 Existing Conditions					
02 41 00 - Demolition	Removal & Disposal of Asphalt Shingles	3,725	SF	\$3.00	\$11,176
	Remove Skylight	1	EA	\$1,000.00	\$1,000
				Division 02 Sub Total	\$12,176
06 Wood, Plastics, and Composites					
06 10 63 - Rough Carpentry	General Roof Carpentry	3,725	SF	\$1.00	\$3,725
	Deteriorated Wood Plank Decking Replacement	500	LF	\$12.00	\$6,000
	Deteriorated Wood Molding Replacement at Eave and Rake Edges	75	LF	\$20.00	\$1,500
	Deteriorated Wood Blocking Replacement	250	BF	\$3.00	\$750
				Division 06 Sub Total	\$11,975
07 Thermal and Moisture Protection					
07 31 29 - Wood Shingle and Shake Roofing	Cedar Shingles	3,725	SF	\$30.00	\$111,764
Tavern	Install New Self-adhered Waterproofing Underlayment	3,725	LF	\$10.00	\$37,255
	Install New Cedar Breather	3,725	LF	\$10.00	\$37,255
	Composite Nailboard & 5" Polyisocyanurate Insulation	2,913	SF	\$8.00	\$23,308
	Install New Copper Metal Flashings (Eave and Rake Edges)	350	LF	\$25.00	\$8,750
	Install New Step Flashing	75	LF	\$25.00	\$1,875
	Install New Skylight & Curb	1	EA	\$2,000.00	\$2,000
	Flash Vent Pipes	3	EA	\$150.00	\$450
	Flash Exhaust Vent	2	EA	\$250.00	\$500
	Flash Exhaust Fan	1	EA	\$200.00	\$200
	Install Copper Flashing at Chimneys	5	EA	\$350.00	\$1,750
	Install New Copper Gutters Along Eave Edges of Roofs	315	LF	\$40.00	\$12,600
	Install New Copper Downspouts	15	EA	\$250.00	\$3,750
				Division 07 Sub Total	\$241,455
09 Finishes					
09 90 00 - Painting	Scrape, Prime & Paint Wooden Eave and Rake Edges	260	LF	\$15.00	\$3,900
				Division 09 Sub Total	\$3,900
				SubTotal	\$350,359
				Contingency (5%)	\$17,518
				Estimated Construction Cost Total	\$367,877

ESTIMATED CONSTRUCTION COST - Hosmer House Roof

\$367,877

ROOF REPLACEMENT PROJECT

HOSMER HOUSE ROOF
 299 OLD SUDBURY ROAD
 SUDBURY, MASSACHUSETTS
 SOCOTEC JOB # AE235284

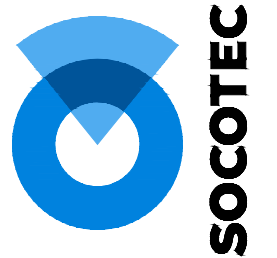


JULY 2, 2024

DRAWING INDEX	
T1	TITLE SHEET
T2	ROOF COMPOSITIONS, LOCUS PLAN, & GENERAL NOTES
A1	ROOF AREA PLAN
A2	DETAILS
A3	DETAILS
A4	DETAILS

NO	DATE	BY	DESCRIPTION

SOCOTEC AE
 Consulting, LLC
 250 Dorchester Ave
 Boston, MA 02127
 +1 617 268 8977
 www.socotec.us

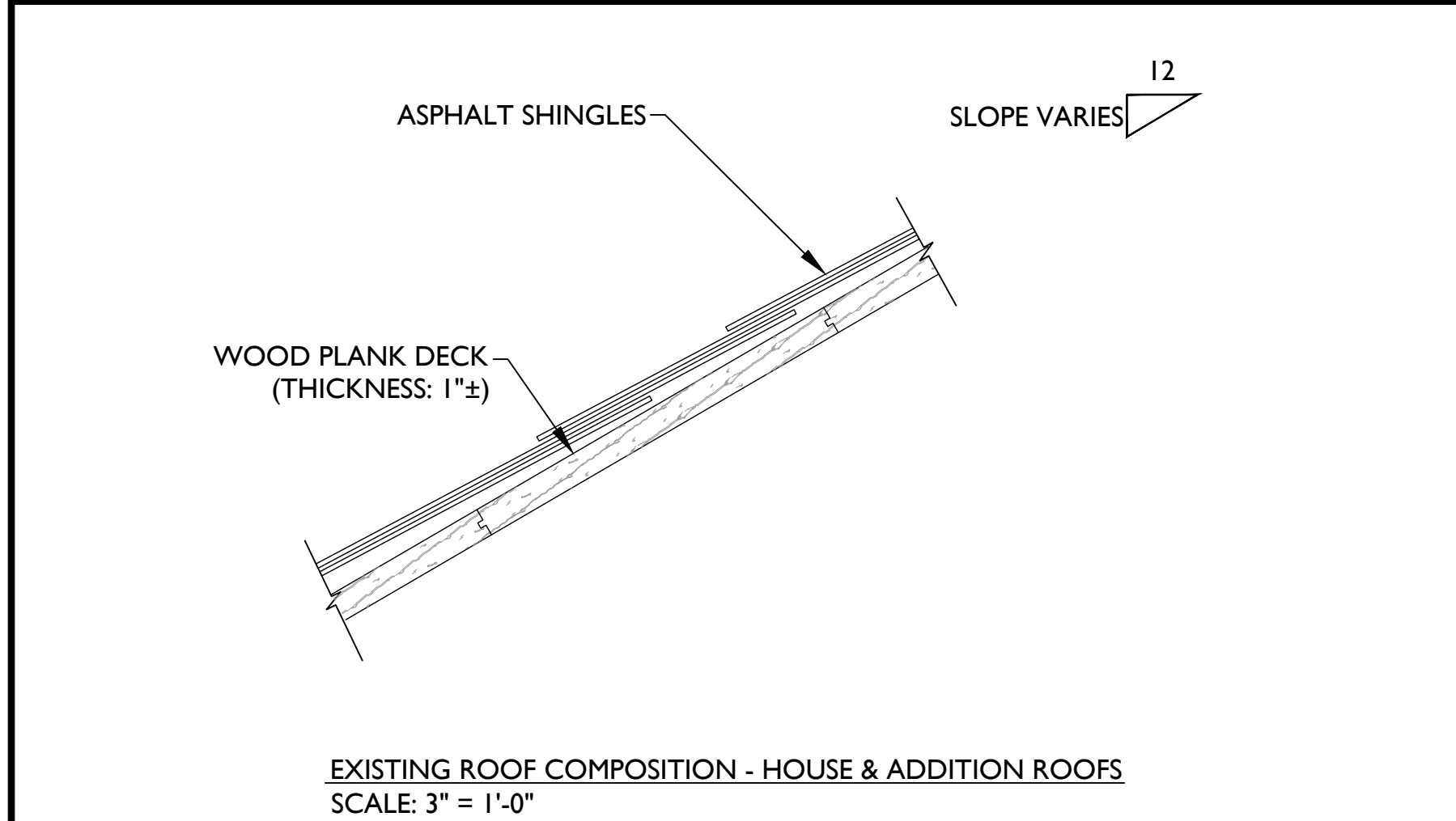
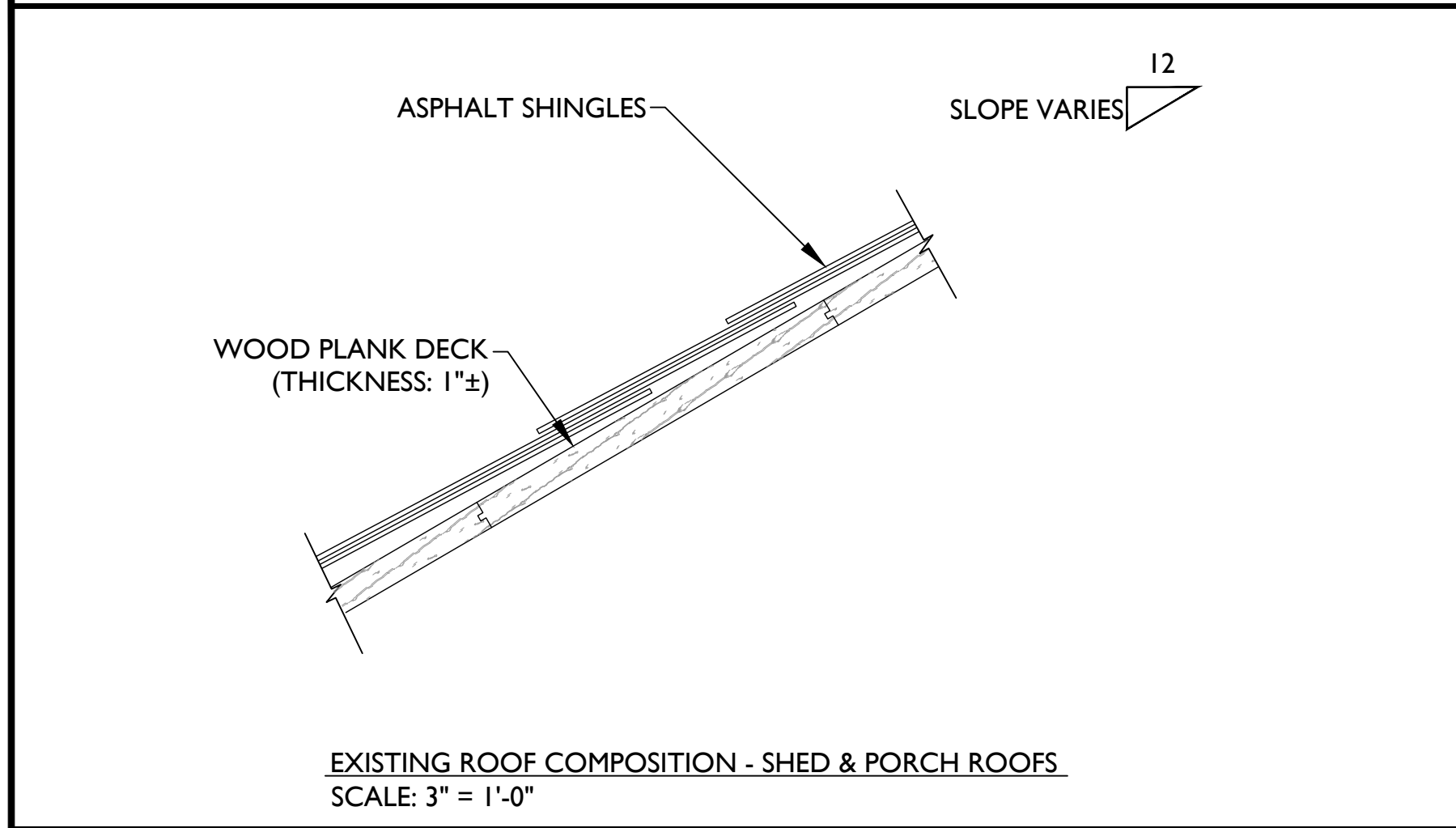


ROOF REPLACEMENT PROJECT
 HOSMER HOUSE ROOF
 299 OLD SUDBURY ROAD
 SUDBURY, MASSACHUSETTS
 TITLE SHEET

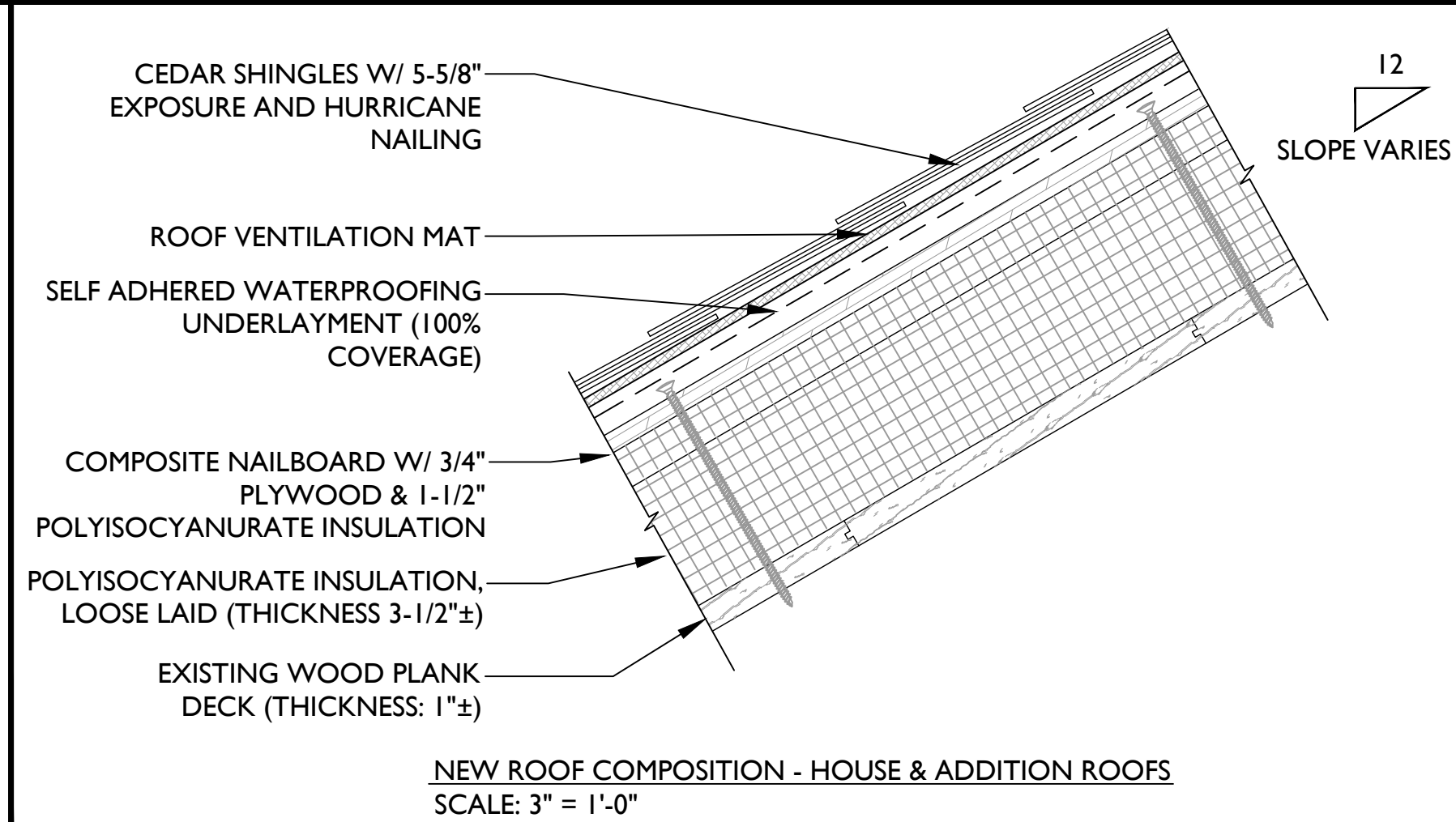
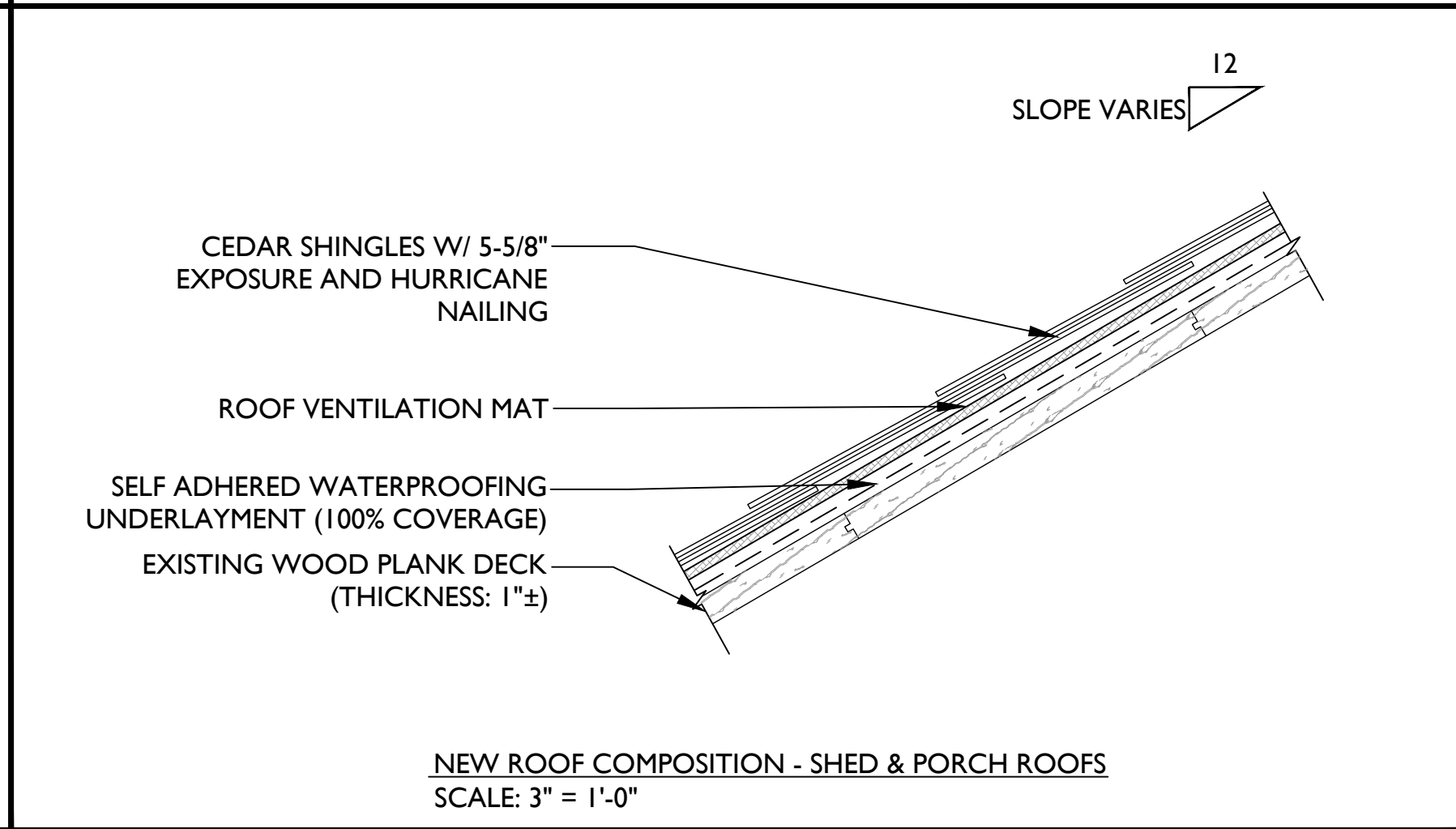
DATE 07.02.24
 SCALE AS NOTED
 DRAWN BY / CHECKED BY MJB / CRL / ANB
 PROJECT NO AE235284
 DRAWING NO

TI

EXISTING ROOF COMPOSITIONS



NEW ROOF COMPOSITIONS



GENERAL NOTES

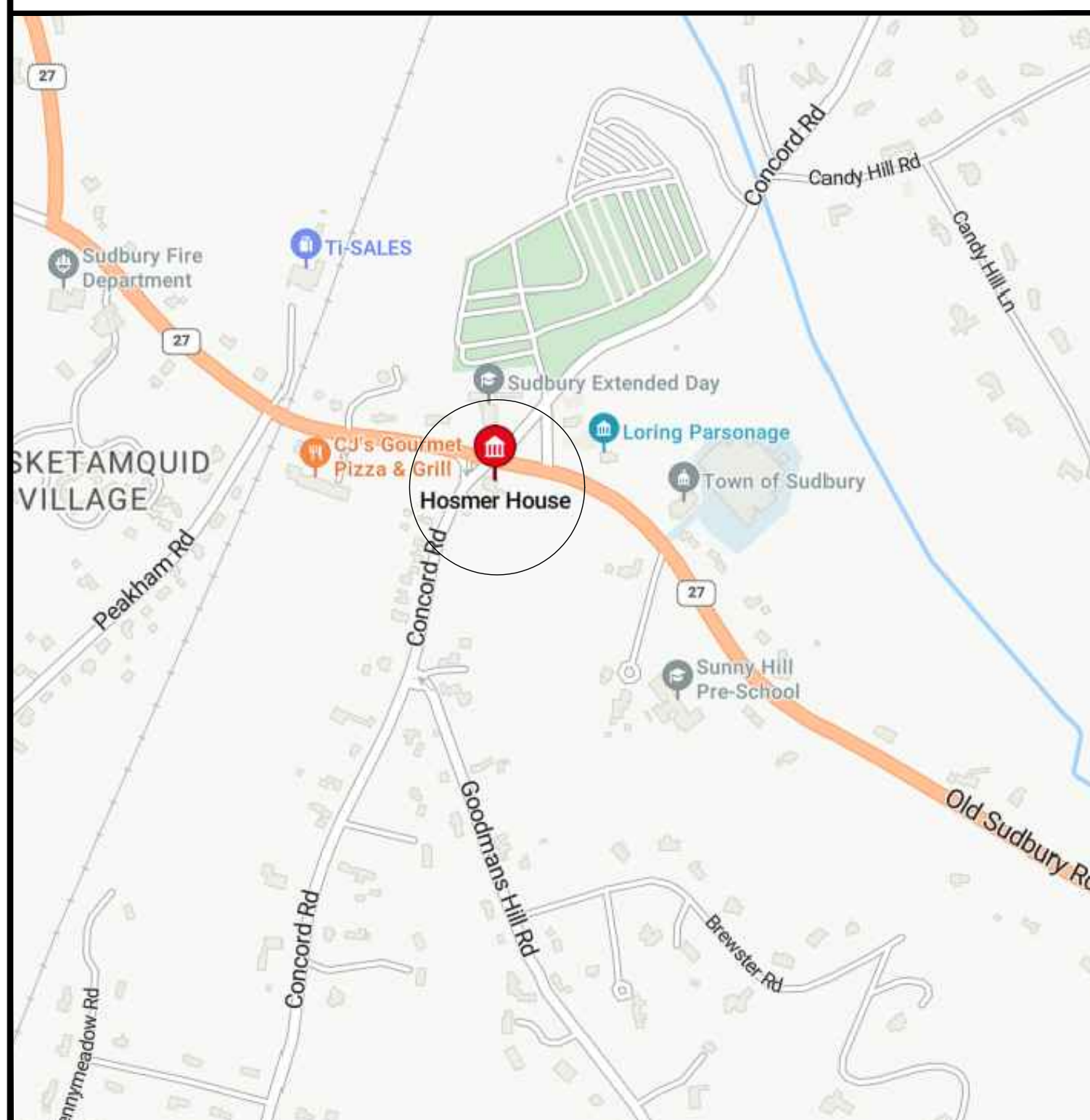
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, MEASUREMENTS, DIMENSIONS, PENETRATIONS AND RELATED WORK ITEMS. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES IN DOCUMENTS ARE FOUND.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES, PAY ALL FEES, AND COMPLY WITH ALL REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION RELATING TO THE BUILDING OR PRESERVATION OF PUBLIC HEALTH AND SAFETY.
- ALL WORK TO COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODES, CURRENT EDITION AND OTHER PERTINENT LOCAL BUILDING REGULATIONS, CODES, MANUFACTURER'S REQUIREMENTS, AND INDUSTRY STANDARDS.
- CONTRACTOR TO LEGALLY DISPOSE OF ALL MATERIALS OFF-SITE AND IN ACCORDANCE WITH LOCAL REGULATIONS. USE OF ON-SITE OWNER DUMPSTERS SHALL BE PROHIBITED. LOCATION OF THE CONTRACTOR'S DUMPSTER SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
- ALL ROOFING WORK SHALL BE IN ACCORDANCE WITH THE PROJECT MANUAL AND DRAWINGS. THE WRITTEN REQUIREMENTS OF THE ROOFING SYSTEM MANUFACTURER SHALL ALSO BE ADHERED TO. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE MANUFACTURER OF THE PROJECT, OBTAINING REQUIRED APPROVAL LETTERS AND SUBMITTALS, AND PERFORMING THE WORK ACCORDING TO THE REQUIREMENTS AS STIPULATED.
- ACCESS TO THE INTERIOR OF THE BUILDINGS SHALL NOT BE ALLOWED WITHOUT PROPER NOTIFICATION.
- CONTRACTORS SET-UP AND DISPOSAL AREAS SHALL NOT BLOCK FIRE LANES NOR INHIBIT ACCESS INTO OR OUT OF THE BUILDINGS. OVER-HEAD PROTECTION SHALL BE PROVIDED AT ALL DOORWAYS LOCATED BELOW ACTIVE WORK AREAS. INTERIOR PROTECTION AND CLEAN UP SHALL BE PROVIDED AS NECESSARY AND AS REQUIRED ON A DAILY BASIS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE IN A CLEAN AND UNOBSTRUCTED MANNER AT THE END OF EACH DAY OF WORK.
- AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE TO THE OWNER ALL REQUIRED PROJECT CLOSE-OUT PAPERWORK INCLUDING THE SPECIFIED CONTRACTOR'S GUARANTEE AND ROOFING SYSTEM MANUFACTURER'S FULL SYSTEM WARRANTY.
- CONTRACTOR SHALL INSTALL NEW ROOFING ON A DAILY BASIS. TEMPORARY OR PHASED ROOFING IS NOT ALLOWED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A DAILY "TIE-IN" BETWEEN EXISTING AND NEW ROOF AREAS SO AS TO MAINTAIN COMPLETE WATERTIGHTNESS. CONTRACTOR SHALL COORDINATE ALL WORK WITH TENANTS AND OTHER TRADES ON A DAILY BASIS TO MINIMIZE DISRUPTION AND TO PREVENT EXPOSURE OF THE BUILDING TO INCLEMENT WEATHER, ROOF RELATED DEBRIS, AND LEAKS AT ALL TIMES.
- ALL ITEMS ARE NEW UNLESS DESIGNATED EXISTING.

CODES TO WHICH THIS PROJECT WAS DESIGNED

9TH EDITION MA BUILDING CODE
 2015 INTERNATIONAL BUILDING CODE (IBC)
 2015 EXISTING BUILDING CODE (IEBC) (PRESCRIPTIVE METHOD)
 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 MASSACHUSETTS AMENDMENTS TO THESE CODES AND,
 MASSACHUSETTS SPECIAL REGULATIONS 780 CMR
 UNIFORM STATE PLUMBING CODE 248 CMR
 NATIONAL ELECTRIC CODE NFPA 70
 2006 MASSACHUSETTS ARCHITECTURAL ACCESS CODE 521 CMR

CLIMATE ZONE (TABLE 301.1)	5A
COMMERCIAL/RESIDENTIAL (202)	COMM.
OPAQUE ASSEMBLIES (C402.1.4)	REQUIRED
ROOFS (C402.1.4)	
INSULATION ABOVE DECK (EXISTING)	U = 0.032 MAX (R-VALUE = 31.25)

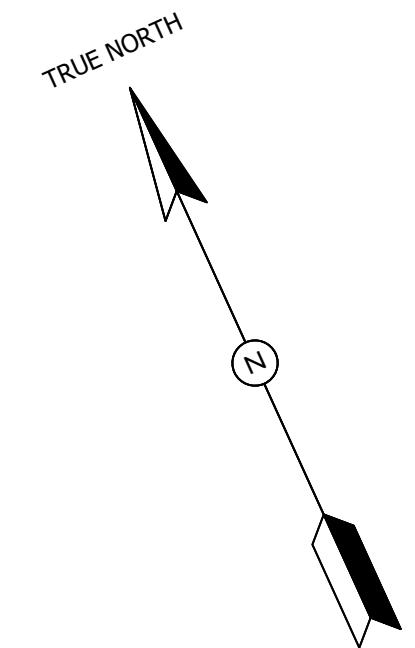
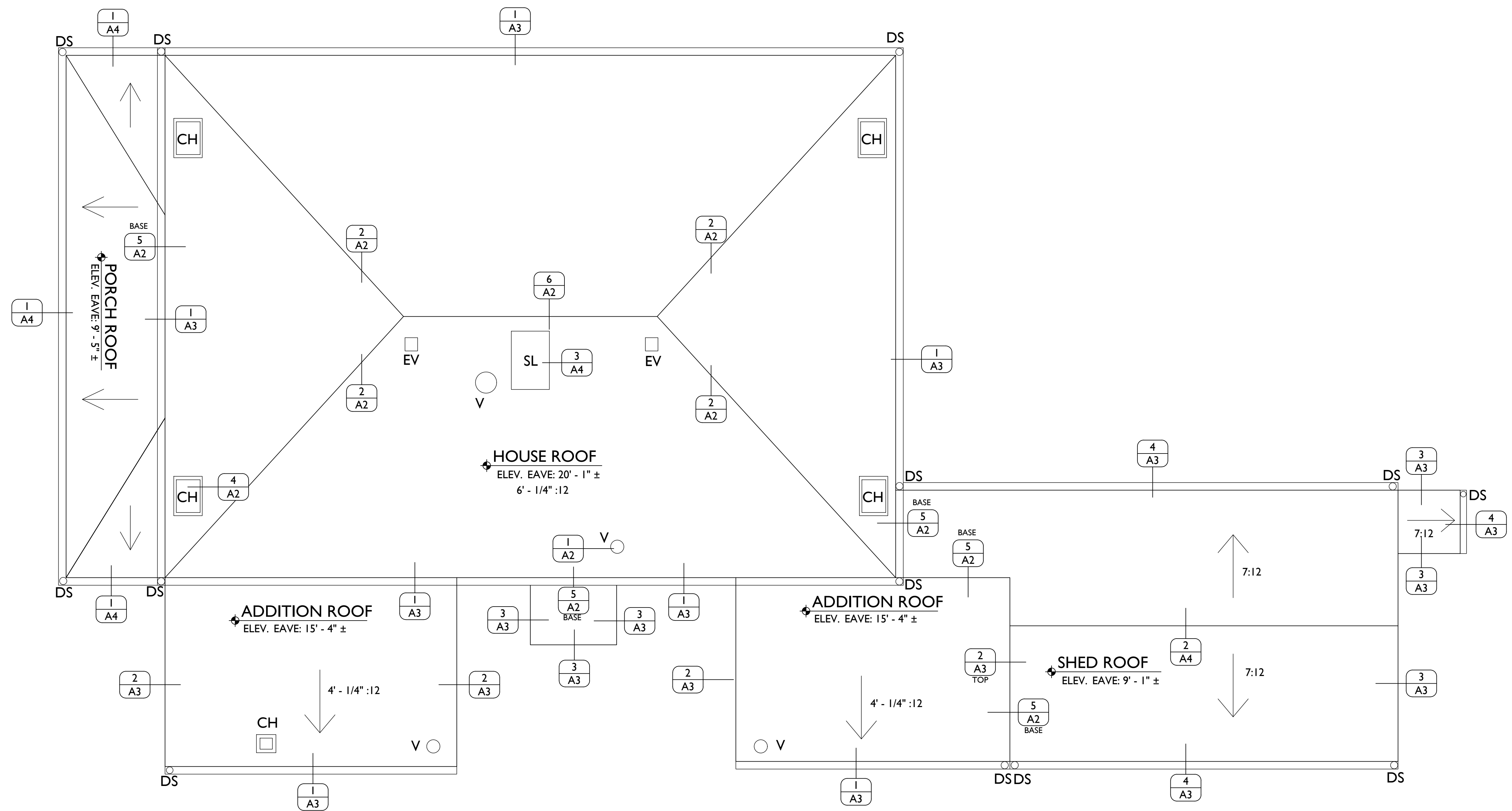
LOCUS PLAN



DESCRIPTION	
BY	
DATE	
NO	
<p>SOCOTEC AE Consulting, LLC 250 Dorchester Ave Boston, MA 02127 +1 617 268 8977 www.socotec.us</p>	
<p>ROOF REPLACEMENT PROJECT HOSMER HOUSE ROOF 299 OLD SUDBURY ROAD SUDBURY, MASSACHUSETTS</p> <p>ROOF COMPOSITIONS, LOCUS PLAN, & GENERAL NOTES</p>	
DATE	07.02.24
SCALE	AS NOTED
DRAWN BY / CHECKED BY	MJB / CRL / ANB
PROJECT NO	AE235284
DRAWING NO	T2

LEGEND

SYMBOL	DESCRIPTION	REFERENCE
○ V	VENT PIPE	1/A2
—○— DS	GUTTER W/ DOWNSPOUT	1/A3, 1/A4, 4/A3
□ SL	SKYLIGHT	3/A4
□ CH	CHIMNEY	4/A2
□ EV	EXHAUST VENT	2/A2
→	SLOPE LINES	



1 ROOF AREA PLAN
Scale: 1/4" = 1'-0"

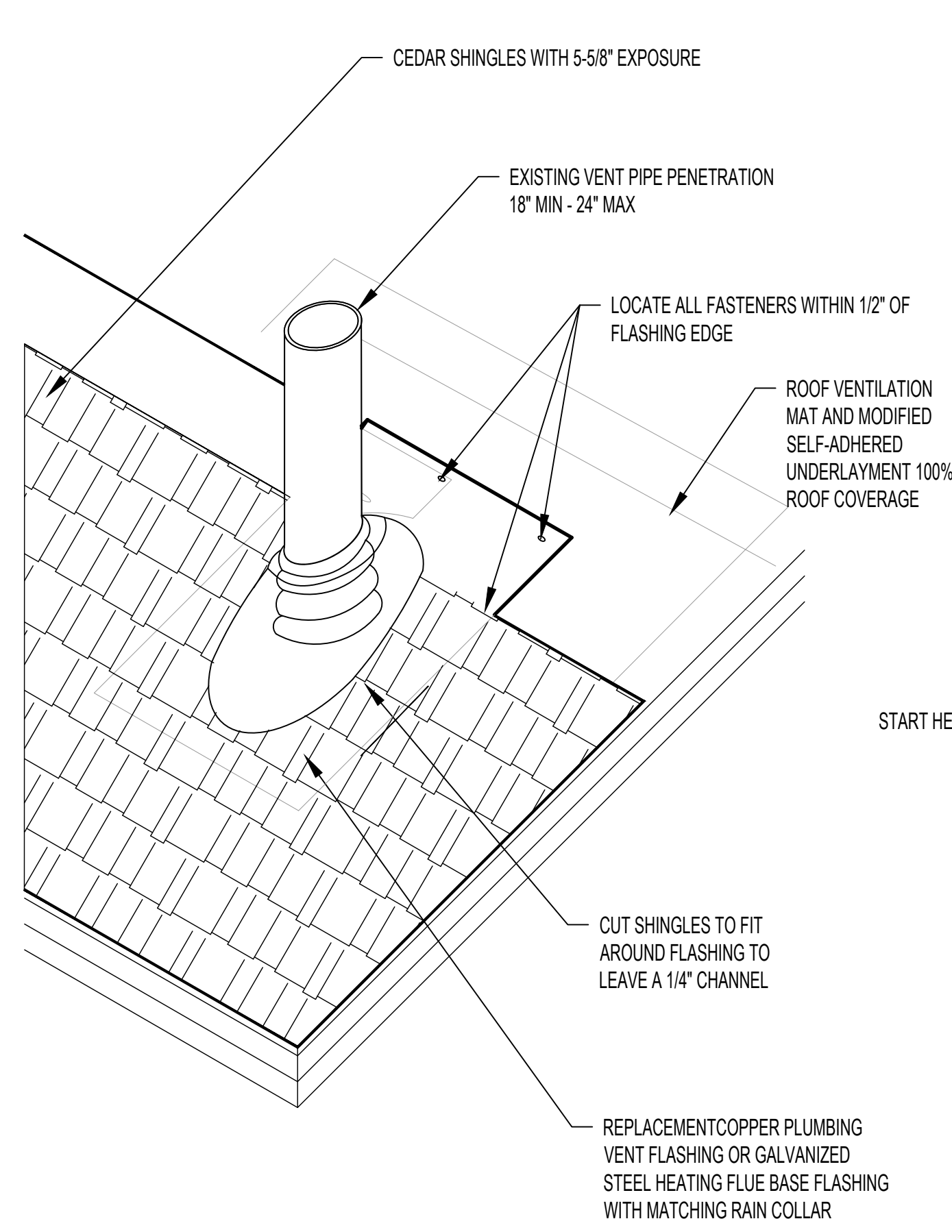
NO.	DATE	BY	DESCRIPTION

SOCOTEC AE Consulting, LLC
250 Dorchester Ave
Boston, MA 02127
+1 617 268 8077
www.socotec.us

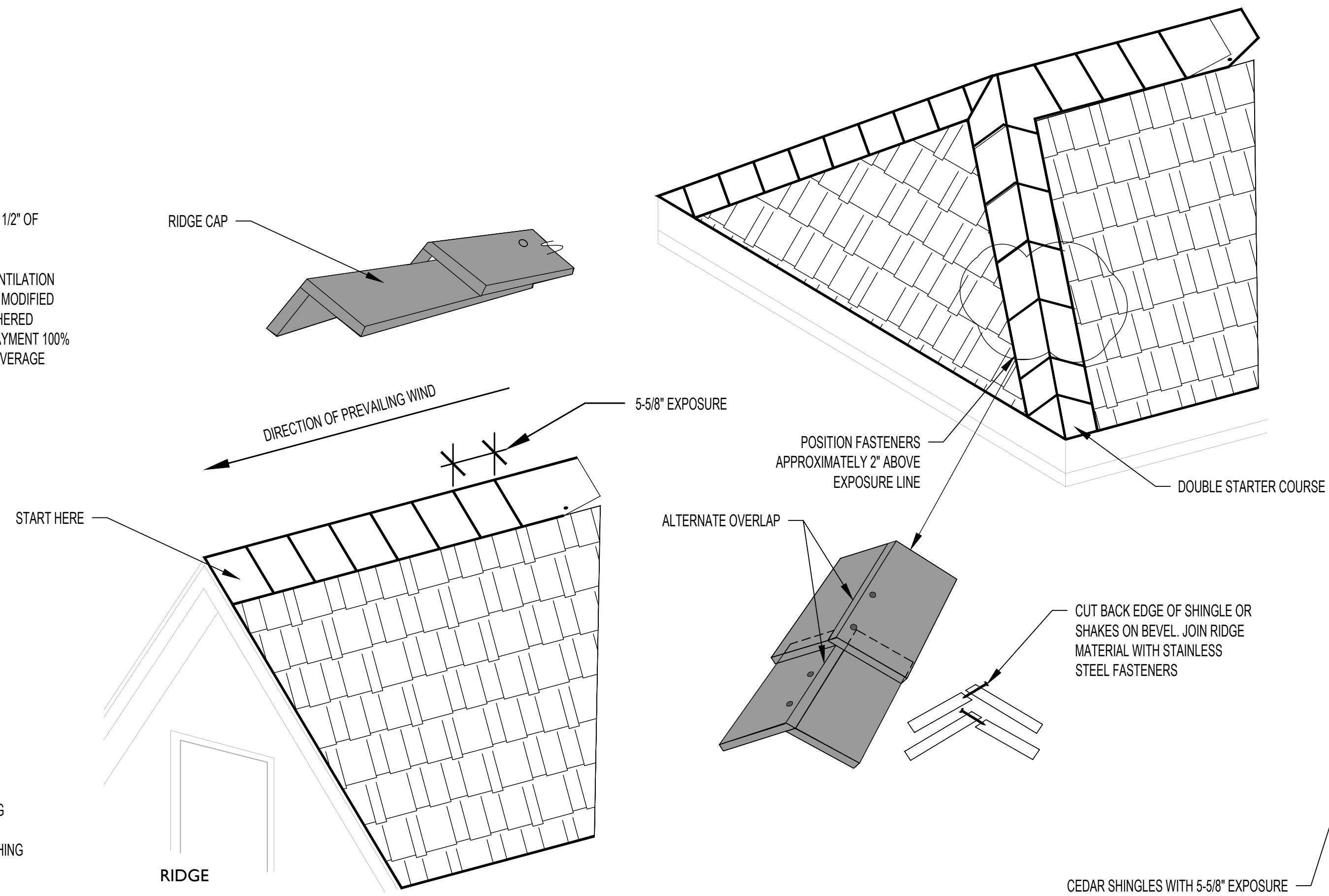
ROOF REPLACEMENT PROJECT
HOSMER HOUSE ROOF
299 OLD SUDBURY ROAD
SUDBURY, MASSACHUSETTS
ROOF AREA PLAN

DATE	07.02.24
SCALE	AS NOTED
DRAWN BY / CHECKED BY	MJB / CRL / ANB
PROJECT NO	AE235284
DRAWING NO	

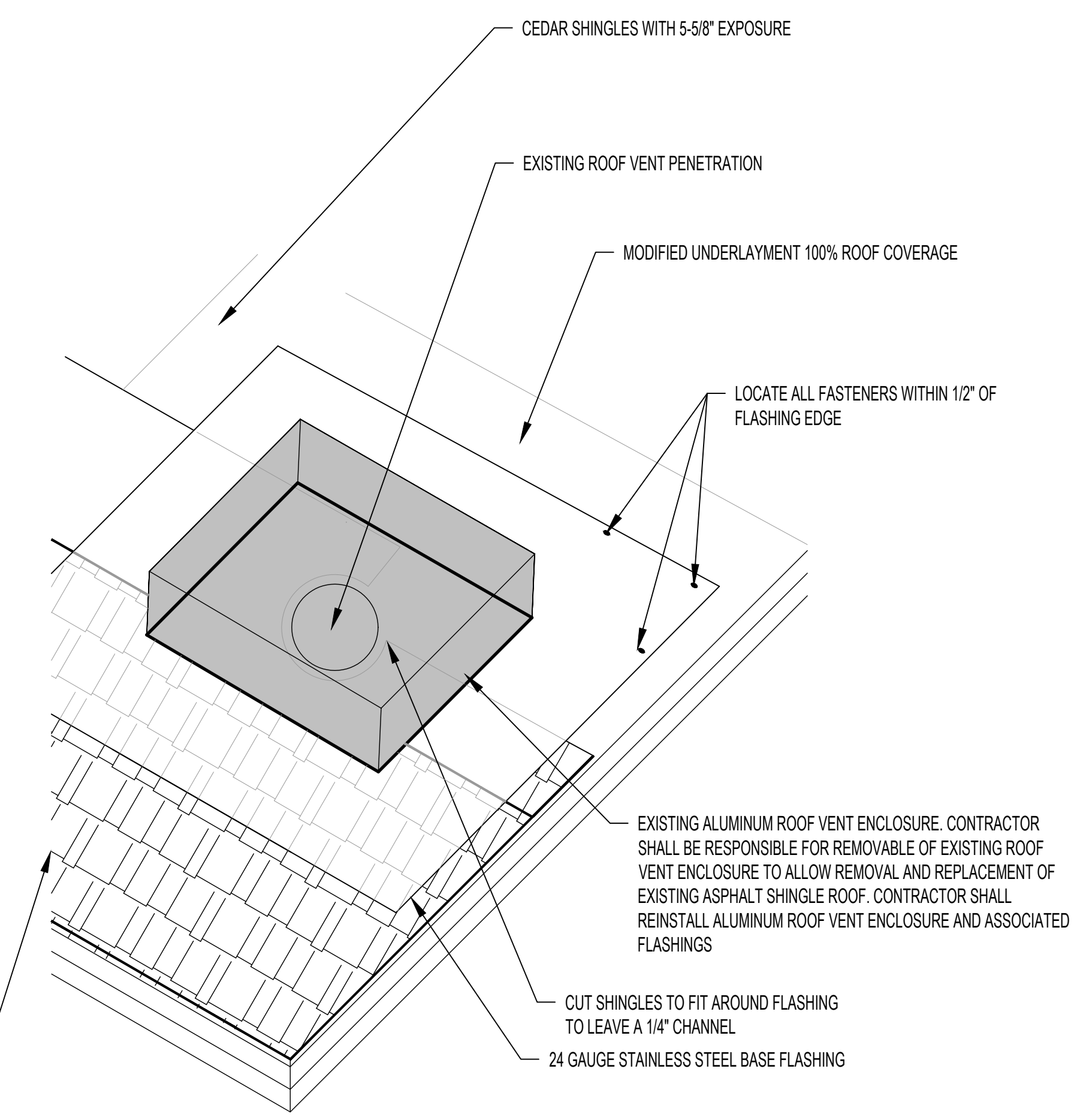
AI



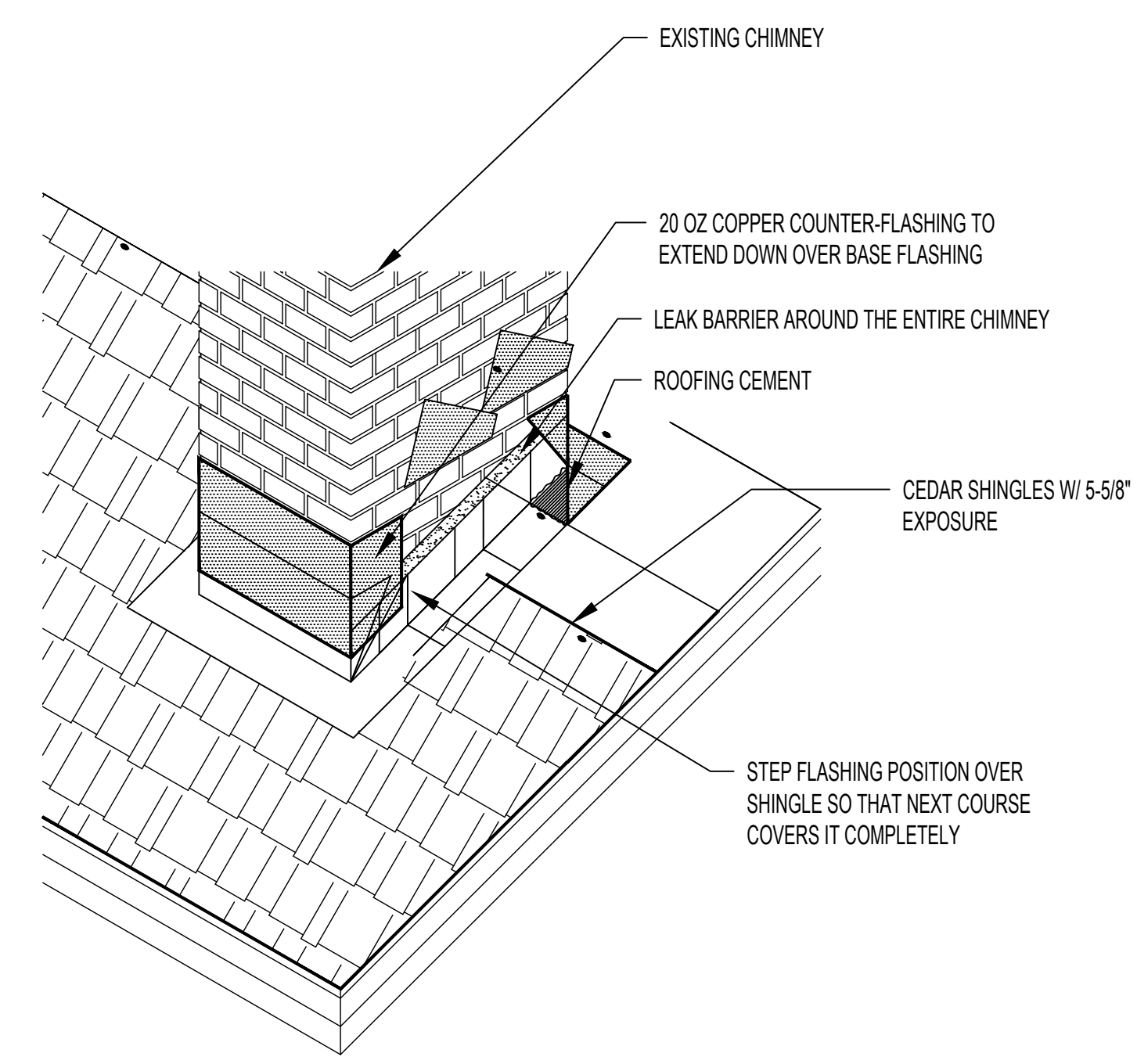
1 VENT PIPE DETAIL
A2 SCALE: 1-1/2" = 1'-0"



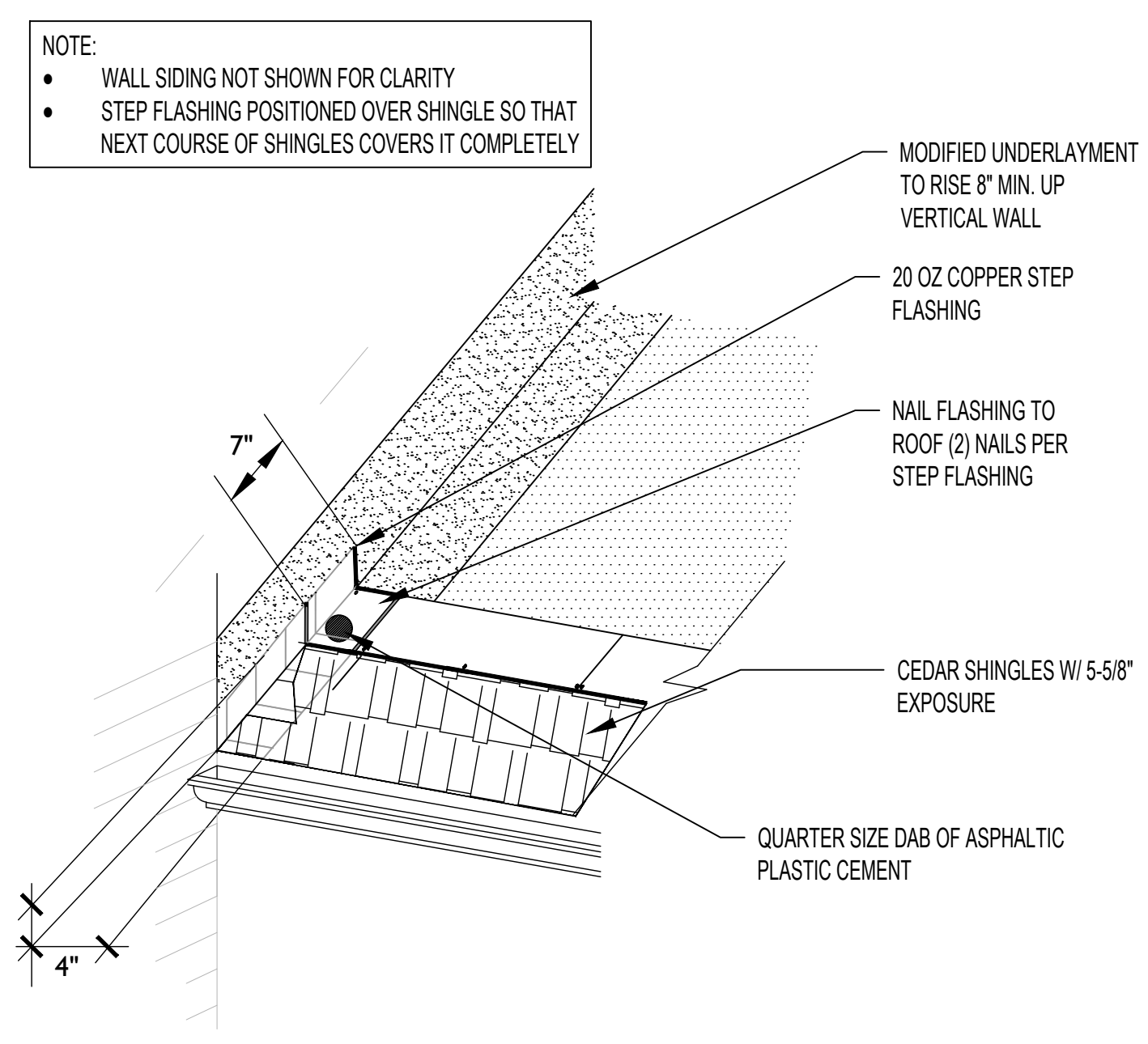
2 RIDGE AND HIP CAP DETAIL
A2 SCALE: NTS



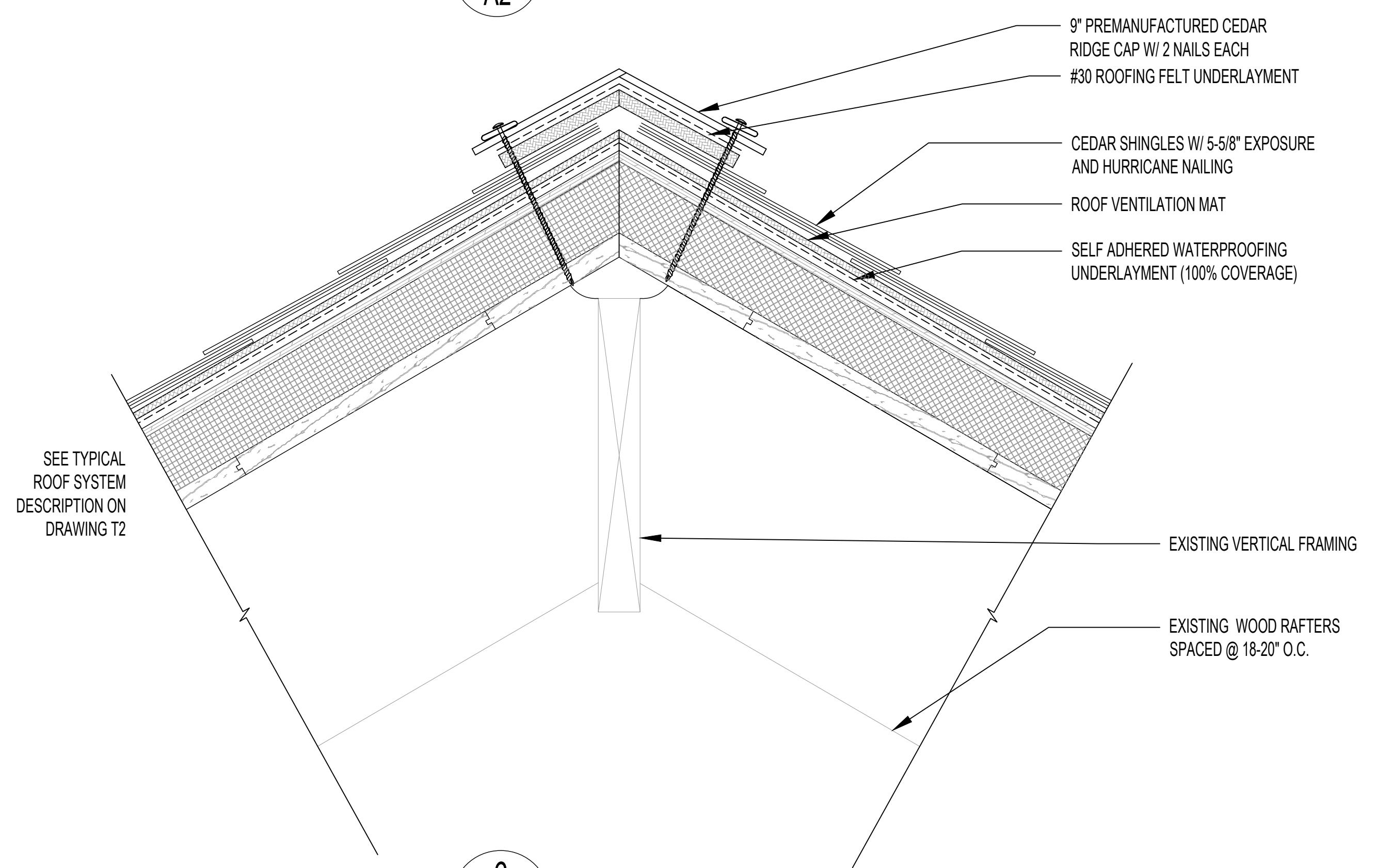
3 EXHAUST VENT DETAIL
A2 SCALE: 1-1/2" = 1'-0"



4 CHIMNEY FLASHING DETAIL
A2 SCALE: 1-1/2" = 1'-0"



5 STEP FLASHING AGAINST VERTICAL SIDEWALL DETAIL
A2 SCALE: 1-1/2" = 1'-0"



6 RIDGE DETAIL
A2 SCALE: 3" = 1'-0"

NO.	DATE	BY	DESCRIPTION

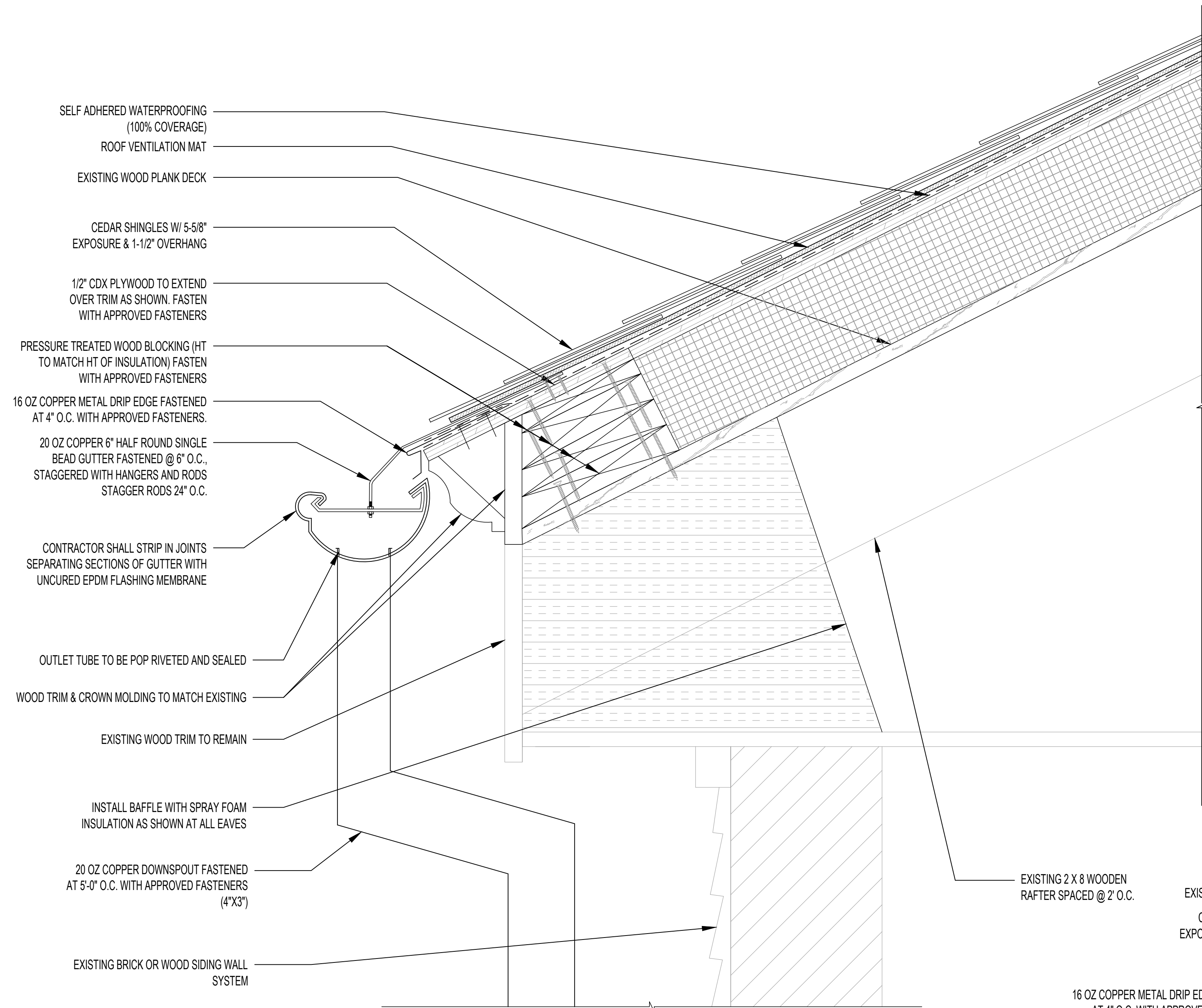
SOCOTEC AE Consulting, LLC
250 Dorchester Ave
Boston, MA 02127
+1 617 268 8077
www.socotec.us



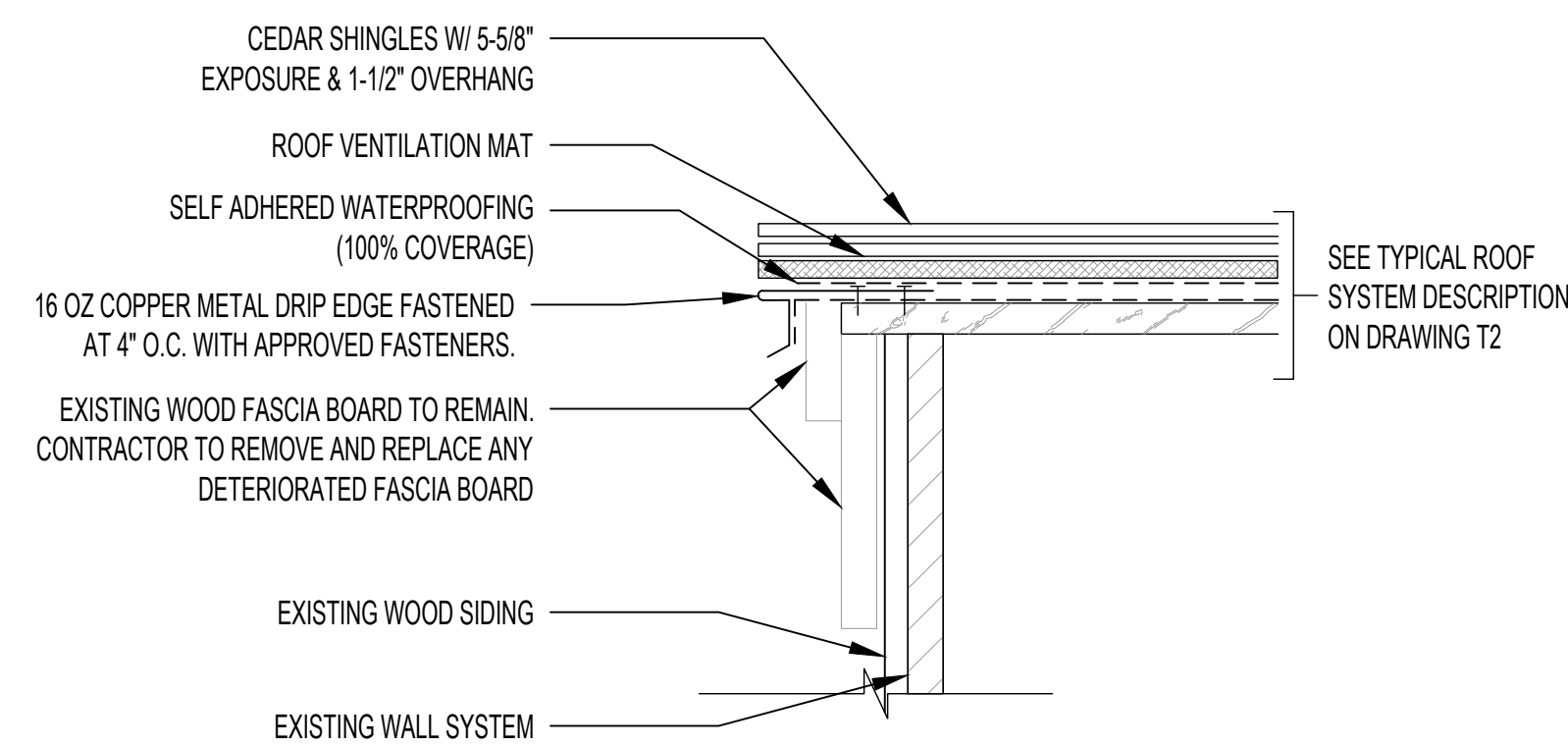
ROOF REPLACEMENT PROJECT
HOSMER HOUSE ROOF
299 OLD SUDBURY ROAD
SUDBURY, MASSACHUSETTS
DETAILS

DATE	07.02.24
SCALE	AS NOTED
DRAWN BY / CHECKED BY	MJB / CRL / ANB
PROJECT NO	AE235284
DRAWING NO	

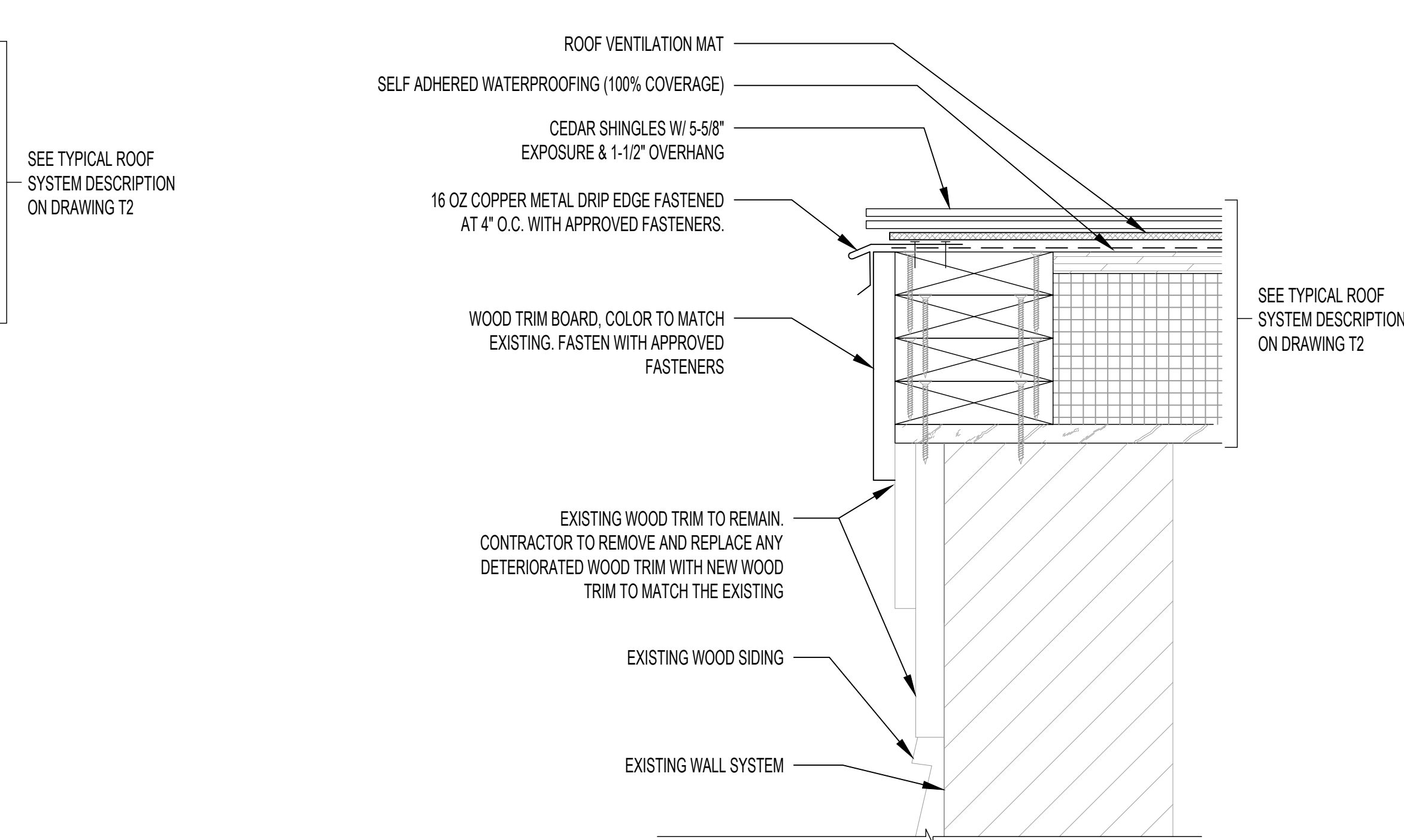
A2



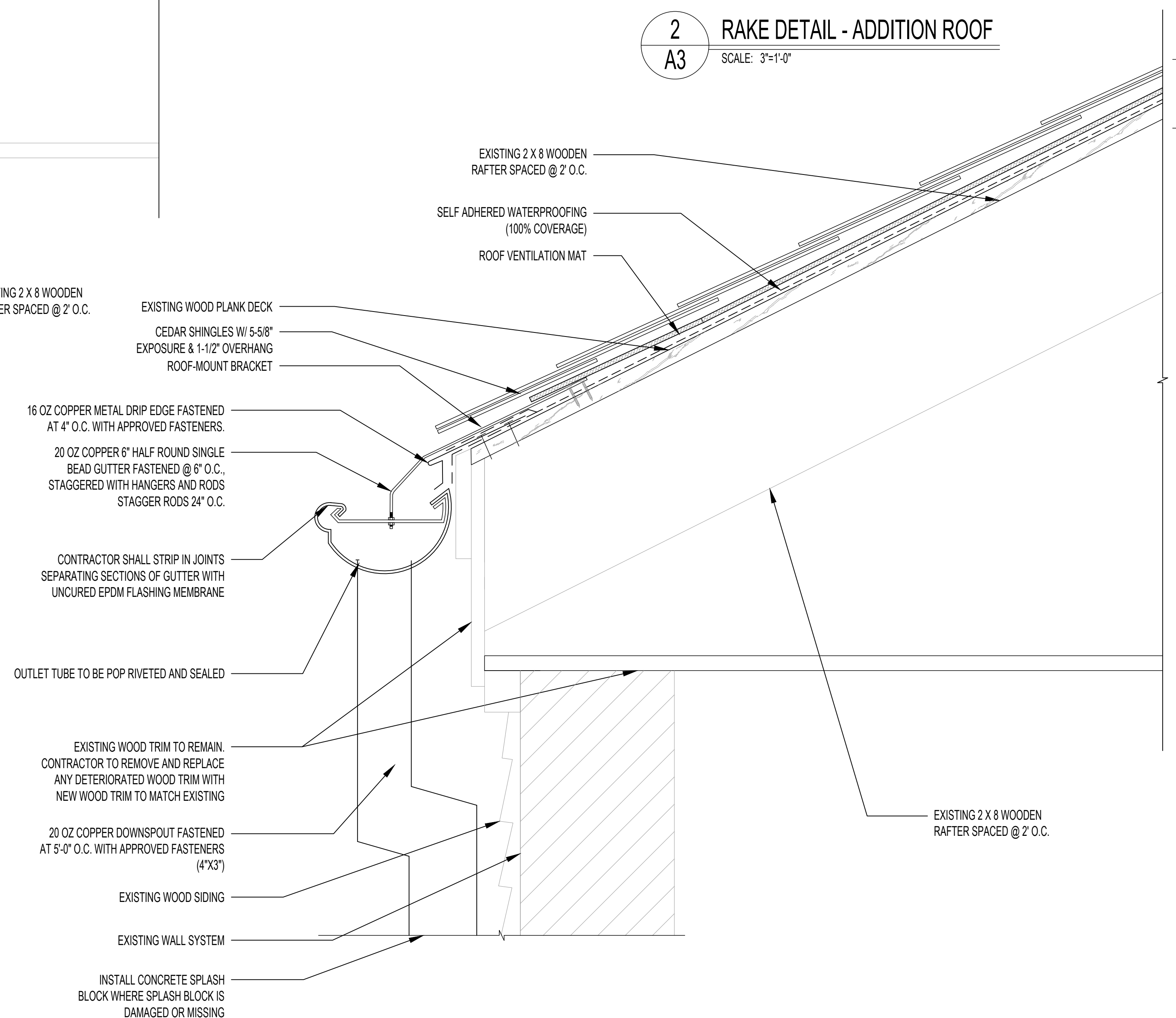
1 GUTTER DETAIL - HOUSE ROOF & ADDITION ROOF
A3 SCALE: 3"=1'-0"



3 RAKE DETAIL - SHED ROOF
A3 SCALE: 3"=1'-0"



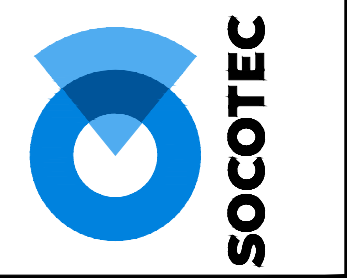
2 RAKE DETAIL - ADDITION ROOF
A3 SCALE: 3"=1'-0"



4 GUTTER DETAIL - SHED ROOF
A3 SCALE: 3"=1'-0"

NO	DATE	BY	DESCRIPTION

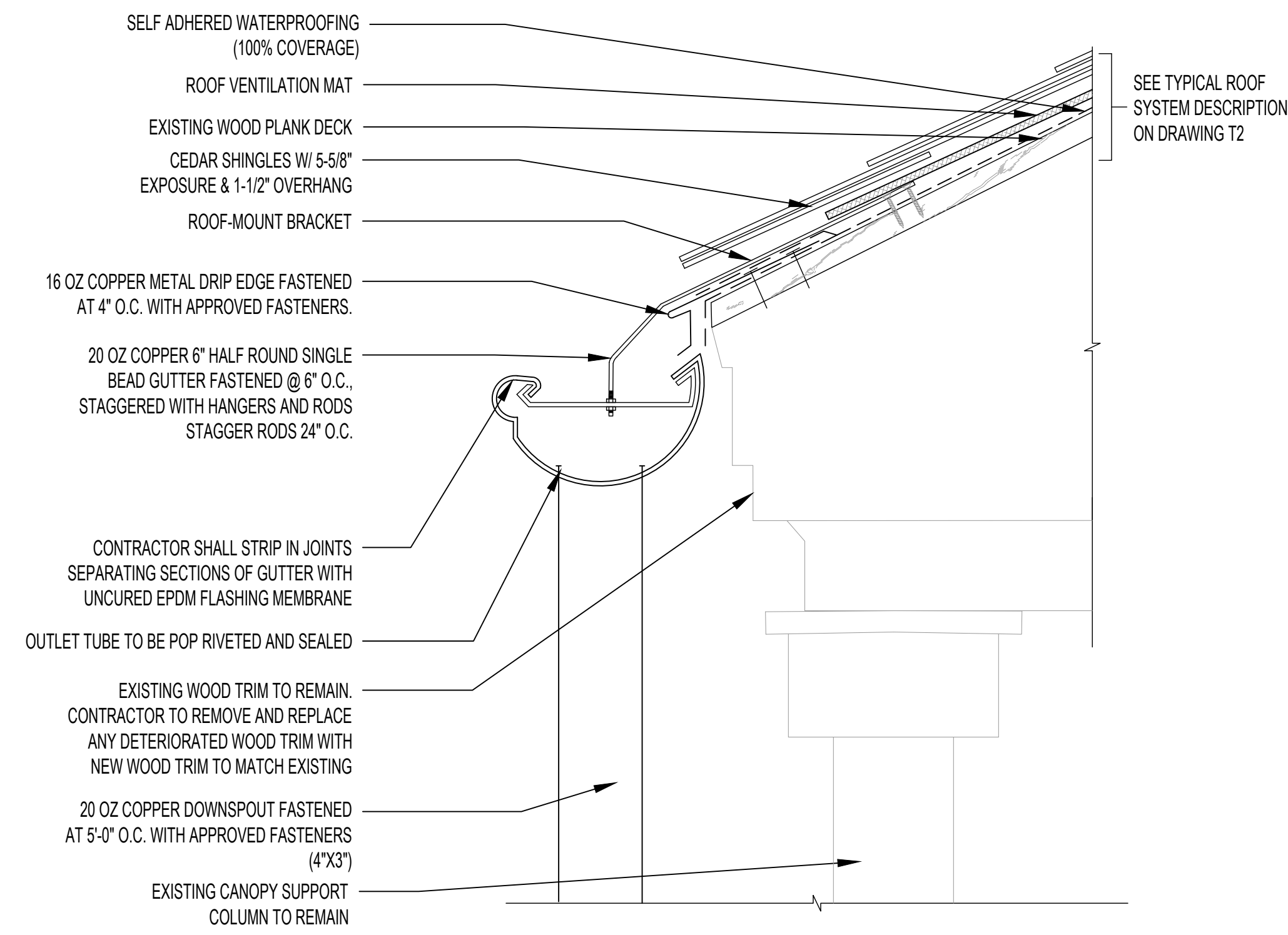
SOCOTEC AE Consulting, LLC
250 Dorchester Ave
Boston, MA 02127
+1 617 268 8077
www.socotec.us



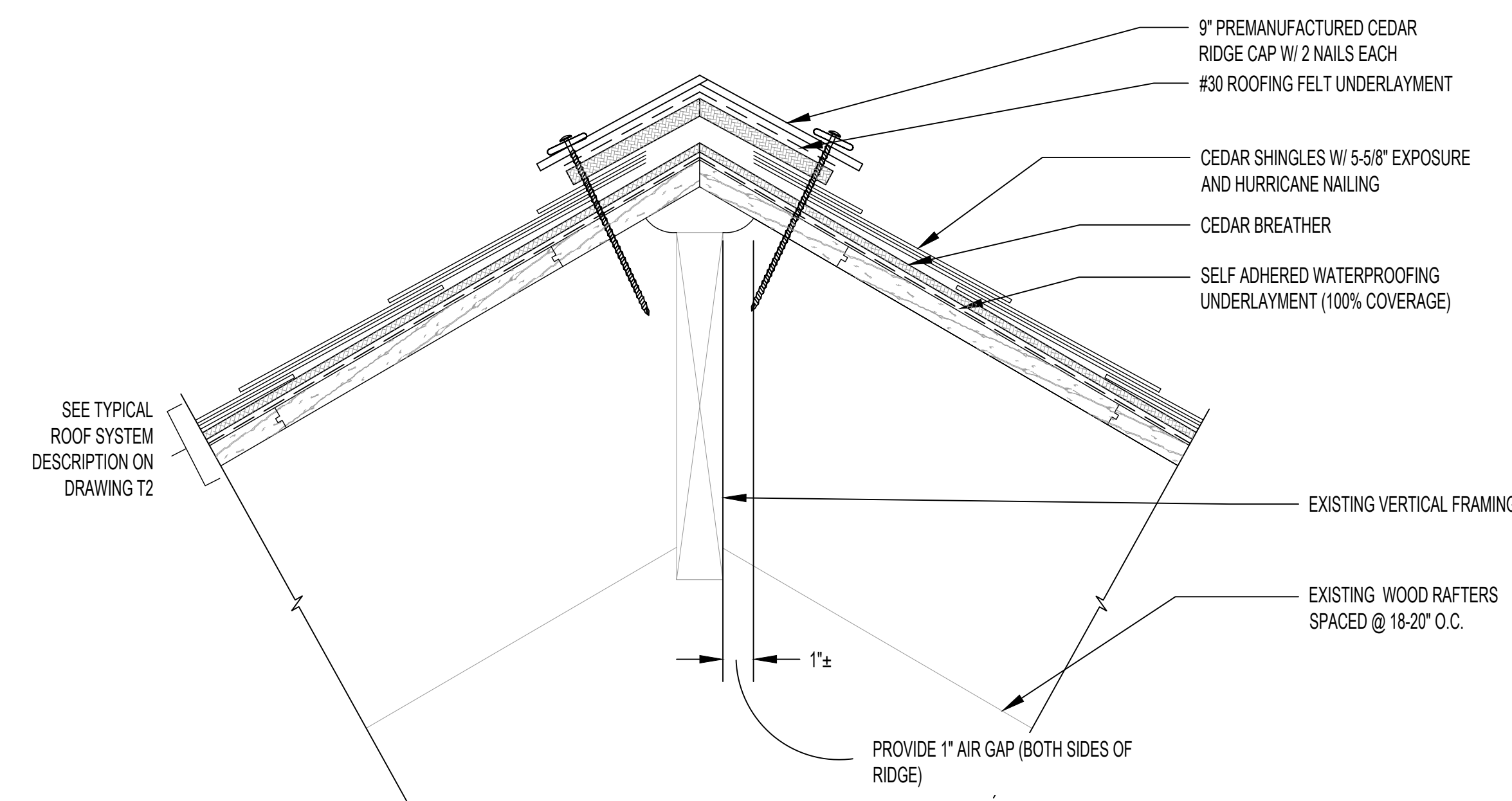
ROOF REPLACEMENT PROJECT
HOSMER HOUSE ROOF
299 OLD SUDBURY ROAD
SUDBURY, MASSACHUSETTS
DETAILS

DATE 07.02.24
SCALE AS NOTED
DRAWN BY / CHECKED BY MJB / CRL / ANB
PROJECT NO AE235284
DRAWING NO

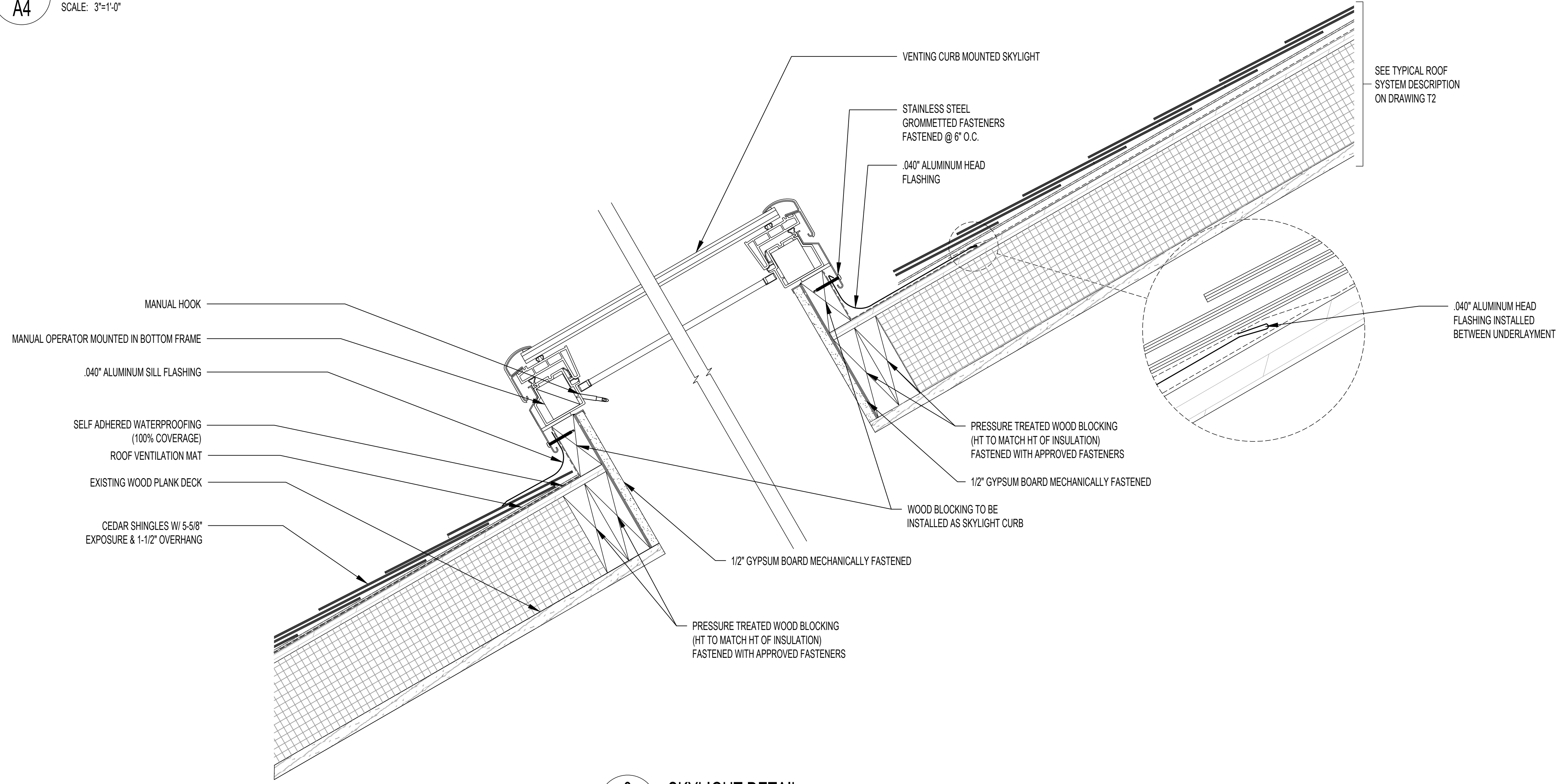
A3



1 EAVE DETAIL - PORCH ROOF
A4 SCALE: 3"=1'-0"



2 RIDGE DETAIL - SHED ROOF
A4 SCALE: 3"=1'-0"



3 SKYLIGHT DETAIL
A4 SCALE: 3"=1'-0"

NO	DATE	BY	DESCRIPTION

SOCOTEC AE
Consulting, LLC
250 Dorchester Ave
Boston, MA 02127
+1 617 268 8077
www.socotec.us

ROOF REPLACEMENT PROJECT
HOSMER HOUSE ROOF
299 OLD SUDBURY ROAD
SUDBURY, MASSACHUSETTS
DETAILS

DATE: 07.02.24
SCALE: AS NOTED
DRAWN BY / CHECKED BY: MJB / CRL / ANB
PROJECT NO: AE235284
DRAWING NO:

A4